Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 1/8 Florence Road, Surrey Hills Vic 3127 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $900,000 & $990,000

## Median sale price

Median price $912,500 Property Type Unit Suburb Surrey Hills

Period - From 21/04/2025 to 20/04/2026 Source Property Data

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 8/17 Kingsley Cr MONT ALBERT 3127 | $935,000 | 28/02/2026 |
| 2 | 1/22 Blenheim Av MONT ALBERT 3127 | $985,000 | 07/02/2026 |
| 3 | 8/78 Croydon Rd SURREY HILLS 3127 | $1,075,000 | 11/12/2025 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/04/2026 09:28

# 1/8 Florence Road, Surrey Hills Vic 3127

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3 2 1

**Rooms:** 5
**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$900,000 - $990,000
**Median Unit Price**
21/04/2025 - 20/04/2026: $912,500

## Comparable Properties



**8/17 Kingsley Cr MONT ALBERT 3127 (REI)**

3 1 2

**Price:** $935,000
**Method:** Auction Sale
**Date:** 28/02/2026
**Property Type:** Unit

Agent Comments



**1/22 Blenheim Av MONT ALBERT 3127 (REI)**

3 1 2

**Price:** $985,000
**Method:** Auction Sale
**Date:** 07/02/2026
**Property Type:** Unit
**Land Size:** 139 sqm approx

Agent Comments



**8/78 Croydon Rd SURREY HILLS 3127 (REI)**

3 1 1

**Price:** $1,075,000
**Method:** Private Sale
**Date:** 11/12/2025
**Property Type:** Villa

Agent Comments



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